

STUDIO XM

Design and Access Statement
30 Great Queen Street, London WC2B 5AZ

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Date: 02 February 2024

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1. Introduction

1.1 Summary

1.1.1 This Design and Access Statement has been prepared in support of the Grade II listed building consent at 30 Great Queen Street, for internal non-structural work in the ground floor unit.

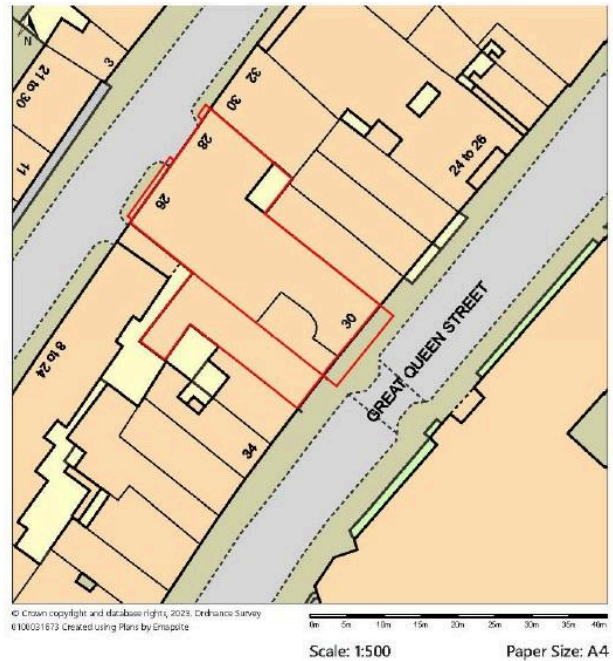
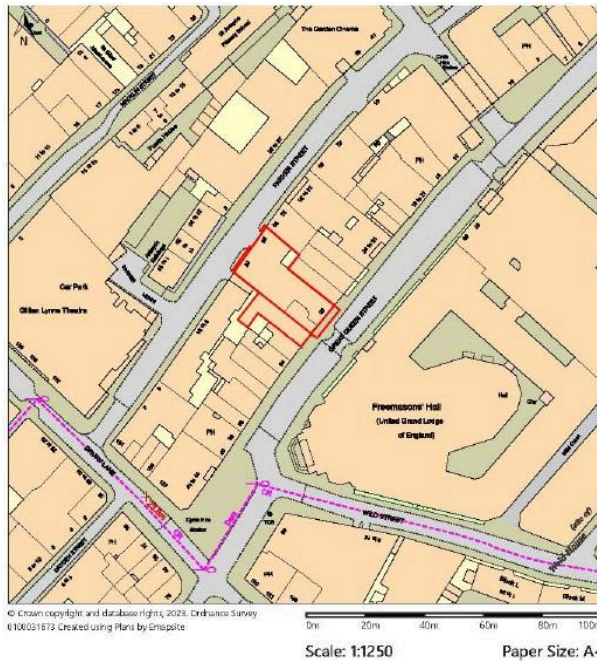
1.1.2 It is proposed that the internal layout, building services and general arrangement remain, with alterations made to modern finishes, fixtures and appliances. The proposed works are non-structural and purely cosmetic.

1.2 Statement

1.2.1 The design and access statement has been produced in accordance with the provisions of Circular 01/2006 and Section 327A of the 1990 Town and Country Planning Act. This statement has followed the guidance contained within the CABE guidance booklet 'Design and Access Statements – How to write, read and use them'.

2. Access Statement

2.1 Location



Screen shot of Location Plan and Site Plan

2.1.1 The site is located within the Seven Dials (Covent Garden) Conservation Area. Situated between Holborn and Covent Garden underground railway stations, off Great Queen Street.

2.2 Surrounding Land Use and Site Context

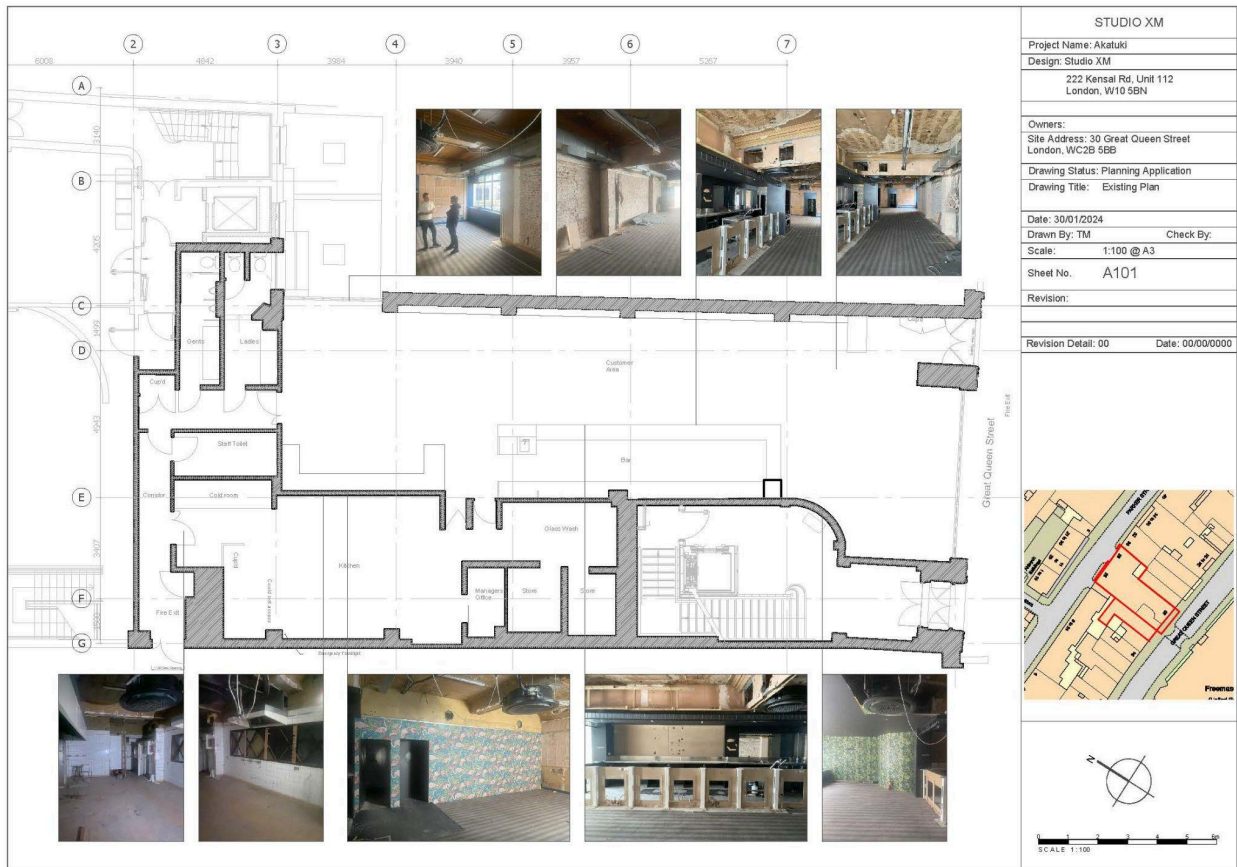
2.2.1 The area is a mix of residential and commercial with similar properties adjoining on all sides to the application site. The premises sits between a restaurant; a flower store and previously had a bar & grill occupying the ground floor retail accommodation (the unit).

2.2.2 The surrounding roads with pay and display public parking can be utilized for Workers and guests

3. Design Statement

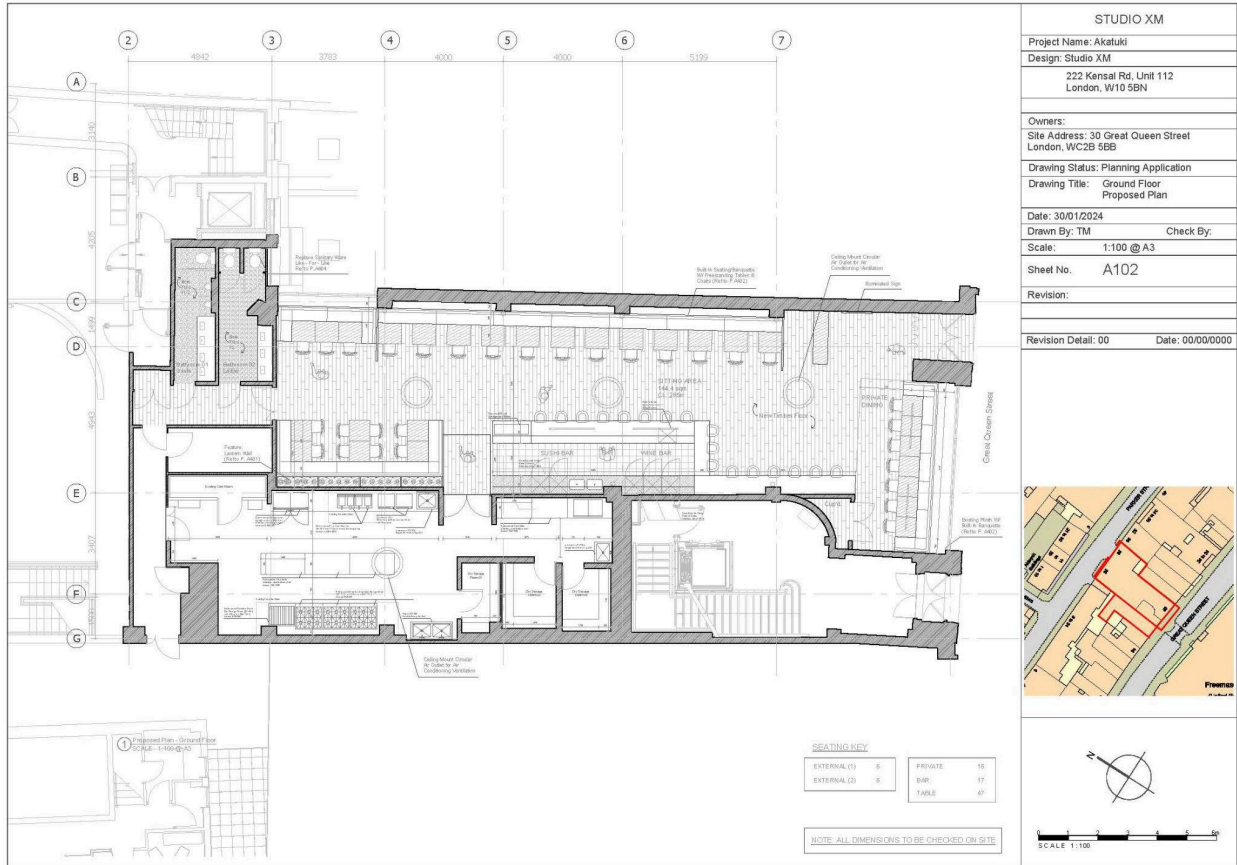
3.1 Design

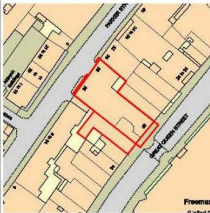
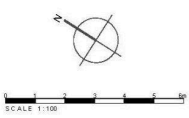
3.1.1 In design terms, the works are limited to the interior of the ground floor unit. The proposed works are cosmetic and non-structural. Modern finishes and fixtures will be replaced throughout. No building services or external elements require modification(s). The existing (damaged) historic fabric will be located above the modern ceiling tiles, as it was before.



Screenshot of existing plan (A101)

Studio XM
 Design & Access Statement
 30 Great Queen Street - Ground Floor unit



STUDIO XM	
Project Name:	Akatuki
Design:	Studio XM
222 Kensal Rd, Unit 112 London, W10 5BN	
Owners:	
Site Address:	30 Great Queen Street London, WC2B 5BB
Drawing Status:	Planning Application
Drawing Title:	Ground Floor Proposed Plan
Date:	30/01/2024
Drawn By:	TM
Check By:	
Scale:	1:100 @ A3
Sheet No.	A102
Revision:	
Revision Detail:	00
Date:	00/00/0000
	
	

Screenshot of proposed plan (A101)